



July 6, 2007

Ms. Lori Peckol
C/o City of Redmond Planning Commission
15670 NE 85th Street
PO Box 97010
Redmond, WA 98073-9710

Re: Overlake Business Center

Via Regular Mail and Email

Dear Lori:

I am writing on behalf of PS Business Parks, owner of property known as Overlake Business Center located at 2525 152nd Ave NE in Redmond, WA. We would like to submit to the City Planning Commission our list of business users to expand upon the existing RC Zoning for this business park.

The following uses were previously permitted, and at this time we ask that they be restored at Overlake Business Center:

- Pharmaceuticals, Biotechnology Products and Medical Equipment and Software provided large quantities of toxic materials are not used in the manufacturing process
- Computer and office equipment
- Advanced Technology, Computer Hardware and Software
- Electrical and Electronic Equipment and components
- Marketing and Research Companies
- Aircraft Parts, Aerospace and Space Vehicles and Parts
- Measuring, Analyzing and Controlling Instruments, Photographic, Medical, Optical, Watches and Clocks
- Miscellaneous Manufacturing Industries
- Research and Development Facilities
- Construction/Contractors: Offices and Storage of Material and Equipment
- Construction/Contractors: Offices only



- Business Services: Technology Service and Support, Copy and Connectivity centers, Consultants who directly support surrounding businesses, Telework Centers
- Service Industry including but not limited to Janitorial, HVAC, Plumbing, etc.
- Warehousing and Distribution

PS Business Parks appreciates the City of Redmond's planning efforts to date. We look forward to working with Redmond to refine and expand the current RC Zoning to allow existing and new uses to grow and evolve now and in the future at Overlake Business Center.

If you have any questions or comments, please contact me at (425) 883-1300 or email me at dreichstein@psbusinessparks.com.

Sincerely,
PS Business Parks

Daryl Reichstein
Sr. Property Manager

Cc: Coby Holley
Todd Woosley

IBG Enterprises, LLC &



2039 152nd Avenue NE

Redmond, WA 98052

425.519.6600

888.88CONNX

1.425.519.6601

July 6, 2007

Ms. Kimberly Allen

Ombudsman for July

City of Redmond, 4NEX

PO Box 97010

Redmond, WA 98073-9710

RE: City of Redmond Overlake Neighborhood Plan

Dear Ms. Allen:

IBG Enterprises LLC owns building 13 in the KCC Limited Edition Business Park and Leases it to CONNX Solutions Inc who are licensed to do business as Software Development/Sales. That is a business category currently not permitted in the Overlake Neighborhood Plan in the City of Redmond. My partners and I purchased this building with the intent of having CONNX Solutions lease this space for their entire remaining business life.

I own IBG Enterprises LLC with two other partners and I own CONNX Solutions Inc with one other partner. We are an owner occupied business. I am the former founder/owner of SolutionsIQ which I sold in late 2006. That business occupies 38,000 sq ft of space on Willows Road Redmond and employs approximately 400 employees.

We purchased building 13 in 2002 because the building size matched our existing leased office space, it had been previously used by other high tech companies and build-outs matched our type of business use. Our leased space was in Bellevue so this was fairly close location switch.

We invested over \$200,000 in site improvements for such things as carpet, painting, private offices for developers etc. This was done to help attract good employees and keep them longer. It also shows that a small business has some stability by owning vs. leasing office space. In addition, as owners, it helps to control office space costs and build equity

for those rainy day out of budget expenses that can cause small companies to run into serious survival issues if large enough.

I am concerned about the adverse effect of changing the zoning from Community Business to Retail Commercial in 1999. CONNX Solutions was issued a business license in 2002 for Software Development/Sales which now I understand isn't allowed under the R/C zoning codes. I've been told that now I am unable to expand my business by acquiring or leasing any other space in the KCCLE business park. I can not sell my business along with my building to another company and that I must sell my building to a business that falls into the R/C zoning category.

Recent attempts by other building owners in the KCCLE business park at attracting companies to either sell to or lease their office space to have failed. This business park was not built and is not positioned as R/C attractive space. Re-development is the only way to fit into an R/C zoning category and KCCLE has 18 buildings and 14 separate owners. We each own our building and the land beneath it.

Our decision to buy this building and invest in Redmond was made in 2002, years after the 1999 zoning change was made. I know that at least the past two tenants in this building were high tech companies and I suspect a lot more in the KCCLE park were as well. In my opinion, the only way to convert the land where KCCLE business park buildings now reside into R/C use space would be a total re-development including demolition of all 18 buildings. This involves getting 14 individual owners to sell and possible a large developer to buy and develop the new building(s). This can not be accomplished easily and in a short time period. It would seem much fairer to current business owners in KCCLE to allow them to continue conducting business based on how they were able to when they purchased their buildings including re-selling to like business types, expanding within the park etc.

Vision is a good thing. It would seem like KCCLE is a unique business park with some very real issues that were not taken into account when changing the zoning to purely R/C. I would appreciate your consideration in changing the zoning back to how the park's companies used these buildings in the past in addition to the new R/C zone so that a transition time for current owners can be done without financial hardship.

I appreciate your serious consideration of this issue.

Sincerely,



Douglas D. Wright
Member, IBG Enterprises, LLC
President/CEO, CONNX Solutions Inc



Envelopes Unlimited

July 23, 2007

Ms. Kimberly Allen
Ombudsman for July
City of Redmond, 4NEX
PO Box 97010
Redmond, WA 98073-9710

RE: City of Redmond Overlake Neighborhood Plan

Dear Ms. Allen:

My wife, Cindy, and I are the small business owners of a building and business that is located in the Limited Edition Business Park at 2205 152nd Ave NE in Redmond. Our business, Envelopes Unlimited, was incorporated in 1980. In 2004, we moved our business from Bellevue to the present location with the belief that Redmond was friendly to small business owners such as ourselves. Our life savings are invested in our business and our building.

As an owner occupied building, we are currently the only occupant of our space. However, because we have excess space, we have an opportunity to lease out part of our building to another company. That company would not meet the requirements of the Retail / Commercial zoning and could not obtain a Redmond business license.

As building owners in this business park, we are not alone in experiencing difficulties with finding businesses that qualify for occupancy in this development. The Limited Edition Business Park is comprised of 18 buildings that are individually owned by 14 separate owners. Ownership includes both the building and the land beneath it.

There are very few building ownership opportunities available to small business owners such as we are. Before finding this opportunity, we had looked for many months and had nearly given up finding something that would fit our needs. Owning our building represents the dream of a lifetime by combining business ownership and building ownership with financial security and retirement planning. However, the current zoning requirements now being enforced are in conflict with the building usefulness and are very detrimental to the property values and our equity "savings account" in the building.

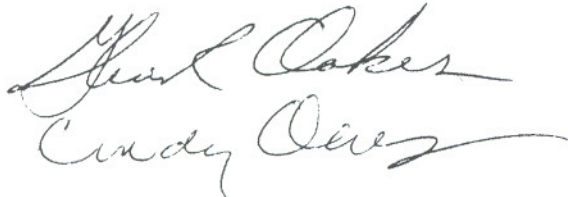
Envelopes Unlimited, Inc.
Limited Edition Business Park, Building 4
2205 -152nd Ave NE • Redmond, WA 98052
Phone: (425) 451-9622 • TOLL FREE (800) 622-7094 • FAX (425) 451-9688

The stated goals of the City of Redmond Overlake Neighborhood Plan are terrific. We intend to house our business in this location for the remainder of its' business life and look forward to the vibrant neighborhood that will evolve around it as a result of the City's plans. However, by such selectivity in allowing *only* Retail / Commercial businesses will cause Limited Edition to fail over the long run because "*you can't make a silk purse out of a sow's ear*". And such failure would be devastating to us and to the other owners who have invested in good faith with the belief that the City would continue to support a diverse variety of business ownership at this location.

Cindy and I would very much appreciate the City taking another look at how unique the Limited Edition Business Park is and the difficulty with the limitations of conforming to Retail / Commercial zoning only. If the previous zoning of Community Business could still be applicable, it would allow a transition over a longer period of time to let the market forces determine which businesses can provide the highest and best use of this property.

Thank you for your consideration of this matter.

Sincerely,

The block contains two handwritten signatures in cursive. The top signature is 'Glenn Oakes' and the bottom signature is 'Cindy Oakes'. Both are written in dark ink.

Glenn & Cindy Oakes
Envelopes Unlimited, Inc.

Overlake Correspondence

KCC LIMITED EDITION OWNERS
ASSOCIATION
227 Bellevue Way, #386
Bellevue, WA 98004

July 25, 2007

Ms. Susan Petitpas, Chairperson
City of Redmond Planning Commission
PO Box 97010
Redmond, Washington 98073-9710

Re: KCC Limited Edition Office Park

Dear Ms. Petitpas:

On behalf of all 14 owners of the 19 individual properties at KCCLE Office Park, we respectfully ask the City Planning Commission to consider adding the following list of uses to be included in KCCLE Office Park zoning. These uses were permitted in the former CB zoning before 1999.

Professional
Service businesses
Cultural and entertainment uses
Govt offices
Institutional uses
Wholesale trade uses
Construction offices
Rental services

Our buildings are unique in Redmond. It is the only condominium office park in the City of Redmond. Apparently this fact was not observed when the zoning was changed in 1999.

These uses are identical to the current uses of the majority of businesses licensed and located in KCC Limited Edition Office Park. The majority of users are small family owned business that own and occupy their buildings.

KCCLE Office Park was designed for office use; the buildings were situated behind raised land berms with evergreen trees and hidden from view of the streets. The property

was designed and built as first class office park in 1979 by The Koll Company for small companies that wanted to own and occupy their buildings.

We have long term mortgages on our properties and we purchased our properties for use as owner occupied businesses. The zoning changes made in 1999 eliminating the above uses have had a detrimental impact on our building owners. As individual business conditions have changed, owners have tried to lease or sell buildings only to find uses that had been allowed under the former zoning are now not allowed.

In what is the strongest office market in the country, the changed zoning has caused vacancies higher than the Eastside area average and buildings to remain unsold while there is a shortage of small office user buildings for sale. Interested tenants and buyers have been turned away by the City of Redmond when applying for a permit. These users would have been allowed under the zoning uses permitted prior to 1999.

Feedback from the retail brokers has shown retail users are not interested in either leasing or buying buildings at KCCLE.

We, as office building owners, are not going to redevelop this property. We want to continue to operate our properties as they were originally designed to be used and zoned: as a first class office park.

We ask you to restore the uses allowed under the former CB zoning as listed above.

Please contact either Doug Wright or myself if you have any questions or comments.

Donn Roberts @ 425-454-4044 E-mail roberts9435@comcast.net

Doug Wright @ 206 794-3310 E-mail dwright@connx.com

Sincerely,

KCC LIMITED EDITION OFFICE PARK



By Donn Roberts, Board President



By Doug Wright, Board Member

Cc: Owners:
Steve Hunter
Bill Maynard
Elaine Wolf
Dr. Salinder Sohdi
Glen Oakes
Dave Quigley
Steve Campbell
Dr. Yam
Joe Sinon
Mike Elfstrom
Tom Maurice
Noel Lloyd